

DRAFT 07-08-04

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF SUNNYVALE AMENDING PORTIONS OF TITLE 19
OF THE SUNNYVALE MUNICIPAL CODE PERTAINING
TO DEVELOPMENT INTENSITIES IN THE DOWNTOWN
SPECIFIC PLAN AREA**

THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES ORDAIN AS
FOLLOWS:

SECTION 1. SECTION 19.28.050 AMENDED. Section 19.28.050 of the
Sunnyvale Municipal Code is hereby amended to read as follows:

19.28.050 Downtown specific plan blocks; primary uses and densities.

The downtown specific plan district is divided into subdistricts, referred to
as "blocks." The primary uses and densities for each block are listed in Table
19.28.050. (Ord. 2735-03 § 4 (part)).

**Table 19.28.050
Primary Uses and Densities in DSP Blocks**

District	Block	Primary Uses	Approx. Density	Res. Units	Office (total square footage)	Retail/ Restaurant/ Entertainment (total square footage)
Commercial Core	1	Office	N/A		450,000	10,000
Commercial Core	1a	Very High Density Residential	78 du/ac	450		52,500
Commercial Core	2	Retail	N/A		80,000	170,891
Sunnyvale/Carroll	3	Retail Specialty Grocery	N/A			62,000
Sunnyvale/Carroll	4	Very High/Medium Density Residential	48 du/ac 24 du/ac	173		
Sunnyvale/Carroll	5	Very High Density Residential	40 du/ac	46		
Sunnyvale/Carroll	6	High/Medium Density Residential	36 du/ac 24 du/ac	112		
Sunnyvale/Carroll	7	High Density Residential Retail	N/A	100	36,000	14,000

District	Block	Primary Uses	Approx. Density	Res. Units	Office (total square footage)	Retail/ Restaurant/ Entertainment (total square footage)
South of Iowa	8	Low Medium Density Residential	12 du/ac	15		
South of Iowa	8a	Medium Density Residential	24 du/ac	12		
South of Iowa	8b	Low Density Residential	7 du/ac	12		
South of Iowa	9	Low Medium Density Residential	12 du/ac	20		
South of Iowa	9a	Low Density Residential	7 du/ac	8		
South of Iowa	10	Low Medium Density Residential	12 du/ac	47		
South of Iowa	11	Low Medium Density Residential	12 du/ac	49		
South of Iowa	12	Low Medium Density Residential	12 du/ac	51		
Commercial Core	13	Retail and Low Medium Density Residential	12 du/ac	25	176,021	20,120
West of Mathilda	14	Very High Density Residential	51 du/ac	173		10,000
West of Mathilda	15	Very High Density Residential	54 du/ac	152		10,000
West of Mathilda	16	Very High Density Residential	58 du/acre	173		10,000
West of Mathilda	17	Low Medium Density Residential	12 du/acre	48		
Commercial Core	18	Mixed Use	N/A	300	300,000	1,007,876
Commercial Core	20	High Density Residential Office	N/A	51	16,400	
TOTAL				2017	1053,421	1,367,387

SECTION 2. SECTION 19.28.100 AMENDED. Section 19.28.100 of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.28.100 Block summaries and building setbacks.

Each lot in each block shall conform to applicable provisions for frontage, interior side and rear setbacks, as set forth in Tables 19.28.100(a) through (e). Covered porches, stoops, and stairways may extend up to six feet into any required front yard. (Ord. 2735-03 § 4 (part)).

Table 19.28.100(a)
Development Standards for Commercial
Core District Blocks 1, 1a, 2 and 3

	Block 1	Block 1a	Block 2	Block 3
Primary Uses Allowed	Office Retail	High Density Residential Retail	Restaurant, Entertainment and Retail Office on 2nd floor only	Service retail Grocery District Parking
Min. Development Size	0.60 ac.	0.30 ac.	No min.	No min.
Max. Amount Retail	10,000 sq. ft.	52,500 sq. ft.	170,891 sq. ft. of retail/restaurant/ entertainment	27,000 sq. ft. retail 35,000 sq. ft. grocery
Max. Amount of Office	450,000 sq. ft.	0	80,000 sq. ft. of office	0
Max. Number of Units	0	450	0	0
Maximum Residential Density	N/A	78 du/acre	N/A	N/A
Max. Lot Coverage	100%	100%	100%	100%
Max. Height	100 ft. (6 stories)	85 ft. (6 Stories) including rooftop mechanical	36 ft. (2 stories)	50 ft. (4 stories)
Required Right-of-Way Dedication	None	10 ft. along east side of Aries 6 ft. along west side of Frances St. south of Capella	5 ft. along Evelyn Avenue 3 ft. along Sunnyvale Avenue	5 ft. along Evelyn Avenue 3 ft. along Sunnyvale Avenue
Min. Front Setback/Build-to Requirement (see diagram)				
Washington Ave.	0 ft.	0 ft.	0 ft.	0 ft.

	Block 1	Block 1a	Block 2	Block 3
Capella Way	N/A	0 ft.	N/A	N/A
Taafe Way	N/A	0 ft.	N/A	N/A
Evelyn Ave.	0 ft.	0 ft.	0 ft.	0 ft.
Aries Way	0 ft.	0 ft.	N/A	N/A
Sunnyvale Ave.	N/A	N/A	0 ft.	0 ft.
Altair Way	0 ft.	0 ft.	N/A	N/A
Carroll St.	N/A	N/A	N/A	0 ft.
Frances St.	0 ft.	0 ft.	0 ft.	N/A
Min. Interior Setbacks				
Side Setback	0 ft.	0 ft.	0 ft.	0 ft.
Rear Setback	0 ft.	0 ft.	0 ft.	0 ft.
Min. Landscaped Area	All areas not devoted to driveways and surface access zones	All areas not devoted to driveways and surface access zones	None	All areas not devoted to driveways and surface access zones
Min. Useable Open Space	N/A	50 sq. ft./unit	N/A	N/A
Type of Parking	Underground structures	Underground structures		Structured and surface parking
Special Design Features	None	None	Comply with Murphy Avenue Design Guidelines	None

Table 19.28.100(b)
Development Standards for Commercial
Core District Blocks 13, 18 and 20

	Block 13	Block 18	Block 20
Primary Uses Allowed	Office and Service retail and Low-Medium Density Residential	Retail, Entertainment, Office and High-Density Residential	Office High Density Residential
Min. Lot Size	0.4 ac.		No min.
Max. Office/Retail Sq. Ft.	170,891 sq. ft. office 20,120 sq. ft. retail/restaurant	1,007,897 sq. ft. retail/restaurant/entertainment 300,000 office	16,400 sq. ft. office
Max. Residential Units	25	300 units	51 units
Approximate Density	12 du/acre for townhouses along Taafe Street	N/A	36 du/acre for northern half of the block
Max. Lot Coverage	Per SDP	Per SDP	60% max

	Block 13	Block 18	Block 20
Max. Height	Office uses - 50 ft. (3 stories) Residential - 30 ft. (2 stories)	75 ft. (5 stories) Up to 80 ft. for movie theaters at the interior of the block	40 ft. (3 stories) for high-density residential on the north half of the block 30 ft. for office uses on the south half of the block
Required Right-of- Way Dedications	10 ft. along Mathilda Avenue	5 ft. along Mathilda Avenue north of Booker 10 ft. along Mathilda south of Booker 5 ft. along Iowa between Mathilda and Parking Garage B	10 ft. along Mathilda Avenue
Min. Setbacks/Build- to Requirements (see diagram) 0 ft.			
Mathilda Ave.	0 ft.	0 ft.	0 ft.
McKinley Ave.	0 ft.	0 ft.	N/A
Taaffe St.	10 ft.	0 ft.	N/A
El Camino Real	N/A	N/A	30 ft.
Sunnyvale Ave.	N/A	0 ft.	N/A
Olive Ave.	10 ft.	N/A	10 ft.
Min. Interior Setbacks			
Side	0 ft.	0 ft.	6 ft.
Rear	0 ft.	0 ft.	20 ft.
Min. Landscaped Area	All areas not devoted to driveways and surface access zones	All areas not devoted to driveways and surface access zones	All areas not devoted to driveways and surface access zones
Min. Useable Open Space	500 sq. ft./unit	50 sq. ft./unit	380 sq. ft./unit
Type of Parking	Surface Parking or Above-Ground Structures	Above grade structures and surface parking	Structured and surface (underground is encouraged)
Special Design Features	None	Downtown GAteway at Mathilda / Washington	None

Table 19.28.100(c)
Development Standards for Sunnyvale/Carroll District
Blocks 4, 5, 6 and 7

	Block 4	Block 5	Block 6	Block 7
Primary Uses Allowed	High Density and Medium Density Residential	High Density Residential	High Density and Medium Density Residential	High Density Residential and Retail
Min. Development Size	0.5 acres	0.25 acres	0.25 acres-- suggested	No min.
Max. Retail / Office	None	None	None	36,000 sq. ft. office 14,000 sq. ft. retail
Max. Residential Units	173	46	112	100
Approximate Residential Density	48 du/acre generally with max 24 du/acre on Washington	40 du/acre	48 du/acre generally with Townhouse Density of up to 24 du/acre on Washington and McKinley frontages	28 du/acre
Max. Lot Coverage	45%	45%	60%	60%
Max. Height	40 ft. (3 stories) and 30 ft. (2 stories) on Washington	40 ft. (3 stories)	40 ft. (3 stories) and 30 ft. (2 stories) on Washington and McKinley	50 ft. (4 stories)
Required Right-of-Way Dedications	None	None	None	3 ft. on east side from Iowa to Washington
Min. Front Setback/Build-to Requirement				
Washington Ave.	12 ft.	N/A	12 ft.	12 ft.
Sunnyvale Ave.	N/A	N/A		N/A
Evelyn Ave.	18 ft.	18 ft.		12 ft.
Bayview Ave.	N/A	12 ft.		18 ft.
Carroll Ave.	12 ft.	N/A		Min. Interior Setbacks
Min. Interior Setbacks				
Side	6 ft.	6 ft.	6 ft.	6 ft.
Rear	20 ft.	20 ft.	20 ft.	20 ft.

	Block 4	Block 5	Block 6	Block 7
Min. Landscaped Area	Min. 20% of lot area	Min. 20% of lot area	Min. 20% of lot area	Commercial uses: All areas not devoted to driveways and surface access zones. Residential uses: 20% of the lot area
Min. Useable Open Space	50 sq. ft./unit	50 sq. ft./unit	50 sq. ft./unit	50 sq. ft./unit for residential uses
Type of Parking	Below-grade, or surface (above ground allowed only if completely hidden from view)	Below-grade, or surface (above ground allowed only if completely hidden from view)	Below-grade, or surface (above ground allowed only if completely hidden from view)	Below-grade, above-grade or podium
Special Design Features	Residential Gateways at Carroll and Washington	None	None	Res. Gateway elements at intersection of Sunnyvale and McKinley

Table 19.28.100(d)
Development Standards for South of Iowa
District Blocks 8, 8a, 8b, 9, 9a, 10, 11 and 12

Blocks 8, 8a, 8b, 9, 9a, 10, 11 and 12	
Primary Uses Allowed	Blocks 8 and 9--Low Density Residential Blocks 8a, 9a, 10, 11 and 12--Low-Medium Density Residential Block 8b--Medium Density Residential Block 9--Low Density Residential
Min Development Size	Blocks 8 and 9 - 0.14 ac. Blocks 8b, 9a, 10, 11 and 12 - 0.25 ac.
Approximate Maximum Density	Blocks 8 and 9 - 7 du/acre Blocks 8a, 9a, 10, 11 and 12 - 14 du/acre Block 8b - 24 du/acre
Max. Lot Coverage	Blocks 8a, 8b, 9a, 10, 11 and 12 - 60% Blocks 8 and 9 - 40%
Max. Height	30 ft. (2 stories)
Required Right-of-Way Dedications	None
Min. Setbacks/Build-to Requirements (see diagram)	
McKinley Ave.	13 ft.
Carroll Ave.	20 ft.
Iowa Ave.	13 ft.

Blocks 8, 8a, 8b, 9, 9a, 10, 11 and 12	
Sunnyvale Ave.	18 ft.
Taaffe Street	18 ft.
Frances Street	18 ft.
Murphy Avenue	18 ft.
Olive Ave.	13 ft.
Min. Interior Setbacks	
Side	4 ft.
Rear	20 ft.
Min. Landscaped Area	20% of lot area
Min. Useable Open Space	500 sq. ft./unit
	2/2-bdrm units and above 1.75/1-bdrm and studio 4/single-family home (2 covered and 2 uncovered)
Type of Parking	Surface
Special Design Features	Res. Gateway elements at intersection of Sunnyvale / Iowa, Murphy / Iowa, Frances / Iowa and Taaffe / Iowa

Table 19.28.100(e)
Development Standards for West of Mathilda
District Blocks 14, 15, 16, and 17

	Blocks 14, 15 and 16	Block 17
Primary Uses Allowed	High Density Residential Retail	Low-Medium Density Residential
Min. Development Area	0.75 acre	8,000 sq. ft.
Max. Residential Units	Block 14 - 173 units Block 15 - 152 units Block 16 - 173 units	48 units
Approximate Maximum Density	51,54,58 du/acre	12 du/acre
Max. Lot Coverage	100%	40%
Max. Height	50 ft. (4 stories) on Mathilda and 30 ft. (3 stories) along Charles	30 ft. (2 stories)
Required Right-of-Way Dedications	33 ft. along Mathilda Avenue	None
Min. Setbacks/Build-to Requirements (see diagram)		
Mathilda	0 ft. (after 33 ft. dedication)	12 ft.
McKinley Ave.	10 ft.	N/A
Iowa Ave.	10 ft.	10 ft.
Charles Ave.	10 ft.	10 ft.
Washington Ave.	10 ft.	10 ft.
Evelyn Ave.	N/A	18 ft.
Olive Ave.	10 ft.	N/A
Min. Interior Setbacks		
Side	6 ft.	4ft.

	Blocks 14, 15 and 16	Block 17
Rear	10 ft.	20 ft.
Min. Landscaped Area	Min 20% of lot area	Min 20% of lot area
Min. Useable Open Space	50 sq. ft./unit	500 sq. ft./unit
Type of Parking	Below grade structures or podium parking if structure is completely hidden from public view	Surface Parking
Special Design Features	Neighborhood Gateway at Iowa/Mathilda, McKinley/Mathilda and Washington/Mathilda	None

SECTION 3. CEQA COMPLIANCE. As part of the process of updating the Downtown Improvement Program, the City has analyzed the environmental effects of this ordinance, certified a Program Environmental Impact Report and a Mitigation Monitoring and Reporting Program on June 17, 2003, prepared an addendum to the EIR pursuant to guideline section 15164, and made necessary findings required by the California Environmental Quality Act. The City Council finds that adoption of this ordinance is within the scope of these documents and no further environmental documentation is required.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

SECTION 5. POSTING AND PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Sunnyvale and to cause publication once in The Sun, the official newspaper of the City of Sunnyvale, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within fifteen (15) days after adoption of this ordinance.

Introduced at a regular meeting of the City Council held July 13, 2004, and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on _____, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

APPROVED:

City Clerk
(SEAL)

Mayor